

Line #	Policy # and Proposed Section	Existing Policy or New Topic	Analysis/Assessment	Proposed Change <i>(new text shown in italics)</i>	Planning Commission Direction
1	Environmental Stewardship				
2	EN-1	Consider the immediate and long range environmental impacts of policy and regulatory decisions and evaluate those impacts in the context of the city's commitment to provide for public safety, infrastructure, economic development, and a compact Urban Center in a sustainable environment.	Strengthen and shorten for clarity	Consider Evaluate the immediate and long range environmental impacts of policy and regulatory decisions and evaluate those impacts in the context of the city's other obligations commitment to provide for public safety, infrastructure, economic development, and a compact Urban Center in a sustainable environment.	Balance the immediate and long range environmental impacts of policy and regulatory decisions in the context of the city's commitment to provide for public safety, infrastructure, economic development and other obligations.
3	EN-2	Conduct city operations in a manner that provides high quality municipal services to the community while ensuring resource conservation, promoting an environmentally safe workplace for its employees, and minimizing adverse environmental impacts	remove qualifiers, strengthen, shorten	Conduct city operations in a manner that <i>ensures the efficient use and conservation of natural resource</i> , promotes an environmentally safe workplace for employees, and minimizes adverse environmental impacts.	Conduct city operations in a manner that ensures the sustainable use of natural resources, promotes an environmentally safe workplace for its employees, and minimizes adverse environmental impacts.
4	EN-3	Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may degrade the quality of these resources or contribute to global atmospheric changes.	strengthen; shorten	Minimize <i>and seek to eliminate</i> the release of substances that <i>pollute or have harmful impacts on people, wildlife, and the environment.</i>	Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may have harmful impacts on people, wildlife, or the environment.
5	EN-4	Encourage the wise use of renewable natural resources and conserve nonrenewable natural resources.	Strengthen; clarify for energy	<i>Promote and invest in energy efficiency and renewable energy resources as an alternative to non-renewable resources.</i>	Concur
6	EN-7	Promote growth management strategies that protect air, water, land, and energy resources consistent with Bellevue's role in the regional plan to contain an Urban Center.	clarify purpose	<i>Protect air, water, land, and energy resources consistent with Bellevue's role in the regional growth strategy.</i>	Concur

7	NEW EN-XX	Topic: Greenhouse gas emission reductions	community feedback, Res. 7517, 8789 & CPP consistency, fill an existing gap; (CPP EN-17, MPP EN-20)	<i>Establish a citywide target and take positive actions to reduce greenhouse gas emissions such as increasing tree canopy, reducing energy consumption and vehicle emissions, and enhancing land use patterns to reduce vehicle dependency.</i>	Establish a citywide target and take corrective actions to reduce greenhouse gas emissions such as increasing tree canopy , reducing energy consumption and vehicle emissions, and enhancing land use patterns to reduce vehicle dependency.
8	EN-8	Provide regional leadership on environmental issues that extend beyond Bellevue's boundaries and require regional cooperation.	No change		
9	EN-9	Promote and lead education and involvement programs to raise the public awareness about environmental issues, advocate respect for the environment, and demonstrate how individual actions and the cumulative effects of a community's actions can create significant improvements to the environment.	Shorten for clarity	Promote and lead education and involvement programs to raise Educate the public awareness about environmental issues and demonstrate how individual actions can have a cumulative effect to benefit the environment.	Educate the public about environmental issues and illustrate how individual actions can have a cumulative effect to benefit the environment.
10	EN-28	Utilize best management practices and technology in city projects to demonstrate effective environmental stewardship and long-term fiscal responsibility.	Strengthen based on community feedback, life cycle materials management focus	Utilize <i>life cycle cost analysis and</i> best management practices and technology in city projects <i>and procurement to achieve</i> effective environmental stewardship and long-term fiscal responsibility.	Use life cycle cost analysis and best management practices and technology in city projects and procurement to achieve effective environmental stewardship and long-term fiscal responsibility.
11	NEW- EN XX	Topic: Public-private partnerships	Public support for use of public funds in private stream corridors and other stewardship projects with public benefit	<i>Support partnerships between the city and private landowners to steward private lands, streams, habitat and other natural resources for public benefit.</i>	Concur
12	NEW - ENXX	Topic: Tree canopy preservation	Community feedback	<i>Establish citywide tree canopy targets that reflect our "City in a Park" character and maintain an action plan for meeting targets across multiple land use types including right of way, public lands, and residential and commercial uses.</i>	

ADD	NEW-ENXX –				Add a stand alone policy referencing the need to protect/restore tree canopy in the face of linear transportation (e.g. East Link) or other large infrastructure (e.g. Energize Eastside) projects.
13	Waste Resources / Materials Management				
14	EN-5	Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner.	strengthen	Reduce Prevent waste, reuse and recycle materials, and dispose of all wastes in a safe and environmentally responsible manner.	Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and environmentally responsible manner.
15	EN-6	Promote the use of products manufactured from recycled materials.	strengthen, clarify	Prioritize the use of products that are recyclable and made from recycled materials, <i>or have other environmental attributes throughout their lifecycle.</i>	Note: “Prioritize” – please create consistency and reason as to why we use Prioritize, Balance, Minimize, Prevent or other such terms when we do
16	NEW - ENXX	Topic: Environmentally preferable purchasing practices	Community opinion, Board and Commission agreement	<i>Reduce or eliminate the purchase and use of materials and products where they are determined to have negative ecological impacts.</i>	Delete Policy – redundant and opportunities for awkward interpretations
17	NEW - ENXX	Topic: Environmentally preferable purchasing practices	Community opinion, Board and Commission agreement	<i>Engage in Environmentally Preferable Purchasing practices and support product stewardship to reduce waste to landfill and carbon emissions.</i>	Note: “Prioritize” – please create consistency and reason as to why we use Prioritize, Balance, Minimize, Prevent or other such terms when we do
18	NEW - ENXX	Topic: Increased waste reduction	Community opinion, Board and Commission agreement	<i>Work with residents, businesses, and waste haulers to continue to improve percentage of waste diverted from landfill</i>	Concur
19	Water Resources				
20	EN-15	Integrate site-specific development standards with urban watershed-scale approaches to managing and protecting the functions of critical areas.	No change		Concur
21	EN-32	Retain existing open surface water systems in a natural state and restore conditions that have become degraded.	No change		Concur

22	EN-33	Maintain surface water quality, defined as meeting federal and state standards and restore surface water that has become degraded, to the maximum extent practicable.	No change		Concur
23	EN-34	Monitor surface water quality and implement measures to identify and address the sources of contamination.	No change		Concur
24	EN-35	Employ the best management practices and technology, education, and enforcement strategies to minimize non-point source pollution.	No change		Concur
25	EN-36	Retrofit public storm drainage systems and prioritize investments where there is a significant potential for restoring surface water quality important to preserving or enhancing aquatic life.	Clarify	Retrofit public storm drainage systems and prioritize investments where there is a significant potential for restoring surface water quality important to preserving or enhancing aquatic <i>littoral and riparian</i> life.	Retrofit public storm drainage systems and prioritize investments where there is a significant potential for restoring surface water quality important to preserving or enhancing aquatic life.
26	EN-37	Reduce runoff from streets, parking lots and other impervious surfaces and improve surface water quality by utilizing low impact development techniques in new development and redevelopment.	No change		Concur
27	EN-38	Restore and protect the biological health and diversity of the Lake Washington and Lake Sammamish watersheds in Bellevue's jurisdiction.	Clarify	Restore and protect the biological health and diversity of the Lake Washington and Lake Sammamish watersheds basins in Bellevue's jurisdiction.	Concur
28	EN-39	Restrict the runoff rate, volume, and quality to predevelopment levels for all new development and redevelopment.	Reframe to capture policy direction for current regulations.	<i>Manage water runoff for new development and redevelopment to meet water quality objectives, consistent with state law.</i>	Concur

29	EN-42	Conserve groundwater resources.	No change		Concur
30	EN-43	Allow existing farming and agriculture in wetlands and in the 100-year floodplain so long as water quality and buffer functions are not substantially impacted.	No change		Concur
31	Earth Resources and Geologic Hazards				
Note – Insert Line 44 here					Insert Policy EN-56 (line 44) here at the beginning
32	EN-44	Regulate land use and development to protect natural topographic, geologic, vegetational, and hydrological features.	No change		Concur
33	EN-45	Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical areas functions.	No change		Concur
34	EN-46	Prepare geologic maps of the city, in conjunction with regional geologic mapping efforts.	Clarify	<i>Maintain updated Prepare geologic maps of the city, in conjunction with updates to regional geologic mapping efforts and other significant changes.</i>	Concur
35	EN-47	Incorporate information from geotechnical reports and documented landslides and erosion problems into the city's Geographic Information System.	No change		Concur
36	EN-48	Promote soil stability and the use of the natural drainage system by retaining critical areas of existing native vegetation.	No change		Concur
37	EN-49	Preserve existing vegetation or provide or enhance vegetation that is compatible with the natural character of Bellevue.	Delete - redundant	delete	Concur
38	EN-50	Prohibit development on unstable land and restrict development on potentially unstable land to ensure public safety and conformity with natural constraints.	No change		Concur

39	EN-51	Require an analysis of soil liquefaction potential where appropriate, in the siting and design of structures and infrastructure.	No change		Concur
40	EN-52	Utilize geotechnical information and an analysis of critical areas functions and values to evaluate the geologic and environmental risks of potential development on slopes between 15% and 40%, and implement appropriate controls on development.	No change		Utilize Use geotechnical information and an analysis of critical areas functions and values to evaluate the geologic and environmental risks of potential development on slopes between 15% and 40%, and implement appropriate controls on development.
41	EN-53	Require a structure setback from the top and the toe of a steep slope (40%+) to protect public safety.	No change		Concur
42	EN-54	Utilize specific criteria in decisions to exempt specific small, isolated, or artificially created steep slopes from critical areas designation.	No change		Utilize Use specific criteria in decisions to exempt specific small, isolated, or artificially created steep slopes from critical areas designation.
43	EN-55	Minimize and control soil erosion during and after development through the use of the best available technology and other development restrictions.	Clarify	Minimize and control soil erosion during and after development through the use of the best available technology best management practices and other development restrictions	Minimize and control soil erosion during and after development through the use of best management practices and other development restrictions.
44	EN-56	Allow land alteration only for approved development proposals.	No change		Note: Move this policy up to first in this section
45	EN-57	Provide information to the public about potential geologic hazards, including site development and building techniques and disaster preparedness.	No change		Concur

46	EN-58	Regulate development in coal mine hazard areas by requiring that a project proponent (with review, oversight, and approval by the city): <ul style="list-style-type: none"> · Conservatively evaluate risks, · Eliminate the potential for catastrophic effects and keep development out of catastrophic risk areas, · Mitigate any non-catastrophic impacts, · Protect ratepayers from costs associated with development in areas potentially impacted by mining, and · Provide disclosure mechanisms to inform property purchasers of past mining activities. 			Concur
47	Low Impact Development and Green Buildings				Title: Low Impact Development and Green Buildings
48	EN-17	Establish land use regulations that limit the amount of impervious surface area in new development and redevelopment city-wide.	No change		Establish Maintain land use regulations that limit the amount of impervious surface area in new development and redevelopment city-wide.
49	EN-18	Implement land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards, in new development, redevelopment, and existing development city-wide.	No change		Implement Provide land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards, in new development, redevelopment, and existing development city-wide.
50	EN-27	Implement the citywide use of low impact development techniques and green building practices that provide benefits to critical areas functions.	Clarify, make consistent with NPDES reqs which apply citywide	Implement the citywide use of low impact development techniques and green building practices that provide benefits to critical areas functions.	Implement the city-wide use of low impact development techniques and green building practices.
51	NEW - ENXX	Topic: Low impact development	Consistent with NPDES	<i>Make low impact development the preferred and commonly-used approach to site development to minimize impervious surfaces, native vegetation loss and stormwater runoff.</i>	<i>Make low impact development the preferred and commonly-used approach to site development to minimize impervious surfaces, native vegetation loss and stormwater runoff.</i>

52	NEW - ENXX	Topic: Greener municipal buildings	Community feedback; fill identified gap	<i>Construct and operate new city facilities to exceed required development standards in order to conserve energy, water, and environmental resources.</i>	Concur
53	NEW - ENXX	Topic: Greener buildings and infrastructure	Community feedback; fill identified gap	<i>Support the use of emerging best practices in the area of green building and site design through the use of pilot programs and model ordinances.</i>	Concur
54	NEW - ENXX	Topic: Greener buildings and infrastructure	community feedback; NPDES	<i>Provide education and incentives to support the implementation of low impact development practices, integrated site planning, and green building, with a focus on early consideration of these in the site development process.</i>	Concur
55	Air Quality				
56	EN-78	Support federal, state, and regional policies intended to protect clean air in Bellevue and the Puget Sound Basin.	No change		Concur
57	EN-79	Work with the private sector to reduce growth in vehicle trips as a key strategy for reducing automobile-related air pollution.	No change		Concur
58	EN-80	Implement transportation projects that provide significant air quality improvements to areas with existing air quality problems, even where the project does not bring all locations up to adopted standards, provided that the project is the best feasible solution and it significantly improves the air quality at each substandard location.	No change		Concur
59	EN-81	Provide transportation improvements for the purpose of relieving localized air quality problems by shifting traffic to less congested facilities nearby, provided this does not encourage cut-through traffic in neighborhoods.	No change		Concur

60	EN-82	Support federal and state actions to reduce vehicle emissions through continued improvements in federal vehicle emission controls and state inspection and maintenance requirements, to include expansion to cover more vehicle classes and additional geographic area.	No change		Note: State vehicle emission control testing will cease – need to look into this and perhaps delete policy.
61	EN-83	Promote the use of alternative fuels such as electricity and compressed natural gas and investigate the use of such fuels for the city's vehicles.	No change		Promote the use of alternative fuels such as electricity and compressed natural gas and investigate evaluate the use of such fuels for the city's vehicles.
62	EN-84	Address transportation-related air quality developments in the annual "State of Mobility" report.	delete - no "State of the Mobility" report is published	delete - no "State of the Mobility" report is published	Concur
63	EN-85	Reduce automobile dependency by implementing growth management strategies that fully integrating land use and transportation planning and continue to develop downtown Bellevue as an Urban Center in order to improve regional air quality.	Clarify	Reduce automobile dependency by implementing growth management strategies that fully integrating land use and transportation planning and continue to develop downtown Bellevue as an Urban Center in order to improve regional air quality.	Delete policy – redundant with Line 7 policy
64	EN-86	Maintain the ban on outdoor burning within the urban area and encourage the composting of leaves and other yard debris and other actions as alternatives to burning.	No change		Concur
65	EN-87	Reduce the amount of air-borne particulates through a street sweeping program, dust abatement on construction sites, and other methods to reduce the sources of dust.	No change		Concur
66	Fish and Wildlife Habitat				
67	EN-19	Provide incentives to private property owners to achieve specific habitat improvement goals, including retention and enhancement of native vegetation.	No change		Concur

68	EN-20	Encourage property owners to incorporate suitable indigenous plants in critical areas and buffers, consistent with the site's habitat type and successional stage.	No change		Concur
69	EN-29	Recognize and support the broad benefits and educational value of public access to critical areas and appropriate low-impact uses such as trails.	No change		Concur
70	EN-30	Identify, prioritize and implement public projects to improve habitat.	No change		Concur
71	EN-31	Pursue grants to support habitat improvement projects.	No change		Concur
72	EN-40	Preserve and maintain the 100-year floodplain in a natural and undeveloped state, and restore conditions that have become degraded.	No change		Concur
73	EN-41	Preserve and maintain fish and wildlife habitat conservation areas and wetlands in a natural state and restore similar areas that have become degraded.	No change		Concur
74	EN-59	Manage aquatic habitats, including shoreline and riparian (streamside) habitats, to preserve and enhance their natural functions of providing fish and wildlife habitat and protecting water quality.	No change		Concur
75	EN-60	Stabilize stream banks and shorelines if necessary by using bioengineering techniques except where hydrology, excessive cost, or other factors make this approach infeasible.	No change		Concur
76	EN-61	Give special consideration to conservation or protection measures necessary to preserve or enhance anadromous salmonids, recognizing that requirements will vary depending on the aquatic resources involved, including differing stream classification, and that additional efforts may be identified in the regional salmon recovery planning process.	No change		Concur

77	EN-62	Prohibit creating new fish passage barriers and remove existing artificial fish passage barriers in accordance with applicable state law regarding water crossing structures.	Shorten, clarify	Prohibit creating new fish passage barriers and remove existing artificial fish passage barriers in accordance with applicable state law regarding water crossing structures.	
78	EN-63	Require and provide incentives for the opening of piped stream segments during redevelopment where scientific analysis demonstrates that substantial habitat function can be restored, and where the cost of restoration is not disproportionate to the community and environmental benefit.	No change		Concur
79	EN-64	Preserve and enhance native vegetation in the Protection Zone and integrate suitable native plants in urban landscape development.	Clarify	Preserve and enhance native vegetation in the Protection Zone buffer zone and integrate suitable native plants in urban landscape development.	Preserve and enhance native vegetation in Critical Area buffers and integrate suitable native plants in urban landscape development.
80	EN-65	Improve wildlife habitat especially in patches and linkages by enhancing vegetation composition and structure, and incorporating indigenous plant species compatible with the site.	No change		Concur
81	EN-66	Minimize habitat fragmentation, especially along existing linkages and in patches of native habitat.	No change		Note: redundant with EN-71 line 86, delete policy
82	EN-67	Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.	No change		Concur
83	EN-68	Encourage residents and professional landscaping firms to utilize native plants in residential and commercial landscapes.	No change		Concur
84	EN-69	Promote urban backyard wildlife habitat programs, and support “certification” of community and private backyard wildlife habitats.	No change		Concur
85	EN-70	Develop and support additional habitat enhancement demonstration projects.	No change		Concur

86	EN-71	Protect wildlife corridors in subdivisions, plats, and city projects.	Clarify to include purpose	Protect wildlife corridors in subdivisions, plats, and city projects <i>to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat.</i>	Protect wildlife corridors to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat.
87	EN-72	Develop programs and regulations acknowledging that designated critical areas such as wetlands, shorelines, riparian corridors, floodplains, and steep slopes provide multiple functions including fish and wildlife habitat.	No change		
88	EN-73	Utilize studies and management recommendations to protect important wildlife habitat characteristics on land that is not a designated critical area.			Concur
89	EN-74	Obtain, for protection and restoration, areas that are sensitive to urbanization, represent valuable natural and aesthetic resources to the community, or provide the functions of critical areas that benefit the community's environment.	Delete – redundant, combine with EN-23	Delete- redundant, combine into EN 23	Concur
90	EN-75	Manage fish and wildlife habitat conservation areas to protect overall habitat functions and values (food, water, cover, space), except where a “special status species” requires targeted habitat management.	No change		Concur
91	EN-76	Rely on federal, state, and county agencies to identify “special status” wildlife species, but allow for a process to identify species of local importance to Bellevue.	No change		Concur
92	EN-77	Manage naturally occurring ponds to provide fish and wildlife habitat, promote good water quality, and control invasive aquatic plants.	No change		Concur
93	Critical Areas				
94	EN-10	Utilize the best scientific information available in an adaptive management approach to preserve or enhance the functions and values of critical areas through regulations, programs, and incentives.	No change		Utilize Use the best scientific information available in an adaptive management approach to preserve or enhance the functions and values of critical areas through regulations, programs, and incentives.

95	EN-11	Utilize prescriptive development regulations for critical areas based on the type of critical area, and the functions to be protected; and as an alternative to the prescriptive regulations, allow for a site specific or programmatic critical areas study to provide a science-based approach to development that will achieve an equal or better result for the critical area functions.	No change		Utilize Use prescriptive development regulations for critical areas based on the type of critical area, and the functions to be protected; and as an alternative to the prescriptive regulations, allow for a site specific or programmatic critical areas study to provide a science-based approach to development that will achieve an equal or better result for the critical area functions.
96	EN-12	Recognize critical area function in preparing programs and land use regulations to protect critical areas and to mitigate the lost function due to unavoidable impacts.	No change		Concur
97	EN-13	Utilize science based mitigation for unavoidable adverse impacts to critical areas to protect overall critical areas function in the watershed.	No change		Utilize Use science based mitigation for unavoidable adverse impacts to critical areas to protect overall critical areas function in the watershed.
98	EN-14	Implement monitoring and adaptive management plans for critical areas mitigation projects to ensure that the intended functions are maintained or enhanced over time.	No change		Concur
99	EN-16	Facilitate the transfer of development potential away from critical areas and the clustering of development on the least sensitive portion of a site.	No change		Concur
100	EN-21	Reduce or eliminate regulatory barriers to protecting and enhancing critical areas.	No change		Concur
101	EN-22	Develop partnerships with land conservation organizations to acquire critical areas and buffers to protect and restore critical areas functions.	No change		Concur
102	EN-23	Explore opportunities for public acquisition and management of key critical areas of valuable natural and aesthetic resources, and fish and wildlife habitat sensitive to urbanization through a variety of land acquisition tools such as conservation easements and fee-simple purchase.	No change		Concur

103	EN-24	Prioritize efforts to preserve or enhance fish and wildlife habitat through regulations and public investments in critical areas with largely intact functions and in degraded areas where there is a significant potential for restoring functions.	No change		Concur
104	EN-25	Provide for limited building footprint expansion options for existing single family structures in the Protection Zone only in a manner that does not degrade critical area functions.	Clarify	Provide for limited building footprint expansion options for existing single family structures in the Protection Zone <i>critical areas, protective buffers, and setbacks</i> only in a manner that does not degrade critical area functions.	Allow for building footprint expansion options for existing single family structures in critical areas, protective buffers, and setbacks only in a manner that does not degrade critical area functions.
105	EN-26	Require mitigation proportional to any adverse environmental impacts from development or redevelopment in the Protection Zone.	No change		Concur
106	Noise				
107	EN-88	Ensure that excessive noise does not impair the permitted land use activities in residential, commercial, and industrial land use districts.	No change		Concur
108	EN-89	Protect residential neighborhoods from noise levels that interfere with sleep and repose through development standards and code enforcement.	No change		Concur
109	EN-90	Require a noise analysis for arterial improvements in residential areas if existing or projected noise levels exceed city-adopted standards, and implement reasonable and effective noise mitigation measures when appropriate.	No change		Require a noise analysis for transportation projects in or near arterial improvements in residential areas if existing or projected noise levels exceed city-adopted standards, and implement reasonable and effective noise mitigation measures when appropriate.
110	EN-91	Work with the state to mitigate freeway noise, while addressing aesthetic concerns.	No change		Concur
111	EN-92	Require new residential development to include traffic noise abatement design and materials where necessary to minimize noise impacts from arterials and freeways.	No change		Note: look into ways to strengthen this – many neighborhoods can now hear highways and arterials where they couldn't previously because of new development removing foliage or other barriers, etc.

112	EN-93	Evaluate the benefit of measures designed to mitigate arterial noise, particularly noise walls, along with impacts on the pedestrian environment and neighborhood character.	No change		Concur
113	EN-94	Consider noise impacts when evaluating measures designed to keep traffic volumes and speeds within reasonable limits on collector arterials.	No change		Concur